Property ID: R33428 ✓

36/37/38

Property Information

property address: __2516 S TEXAS AVE__

legal description: __MITCHELL-LAWRENCE-CAVITT, BLOCK 11, LOT 7,8__

owner name/address: CANAVESPI, BETTY

1610 OAKVIEW ST

BRYAN, TX 77802-1009

full business name: __Hampton's Cafe__

land use category: __Comm__   type of business: __Restaurant__

current zoning: __C3__   occupancy status: __Occ__

lot area (square feet): __20000__   frontage along Texas Avenue (feet): __100__

lot depth (feet): __200__   sq. footage of building: __1562__

property conforms to: ☑ min. lot area standards ☑ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: __1__   building height (feet): __10__   # of stories: __1__

type of buildings (specify): __≠ Brick__

building/site condition: __4__

buildings conform to minimum building setbacks: ☐ yes   ☐ no   (if no, specify) _____

approximate construction date: __1945__   accessible to the public: ☑ yes   ☐ no

possible historic resource: ☑ yes ☐ no   sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☑ yes ☐ no   (specify) __Shed at side of bldg.__

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☑ yes ☐ no   ☐ dilapidated   ☐ abandoned   ☑ in-use

# of signs: __2__   type/material of sign: __1→metal 2→billboard__

overall condition (specify): __Avg.__

removal of any dilapidated signs suggested? ☑ yes ☐ no (specify) __billboard out of place__

Off-street Parking

improved: ☑ yes ☐ no   parking spaces striped: ☑ yes ☐ no   # of available off-street spaces: __12__

lot type: ☐ asphalt ☑ concrete ☐ other _____

space sizes: __9x20__   sufficient off-street parking for existing land use: ☐ yes   ☐ no

overall condition: __Above Avg.__

end islands or bay dividers: ☐ yes ☑ no: landscaped islands: ☐ yes ☑ no

Curb Cuts on Texas Avenue

how many: __1__   curb types: ☒ standard curbs   ☐ curb ramps   curb cut closure(s) suggested? ☐ yes   ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no   meet opposite separation requirements: ☐ yes   ☐ no

Landscaping

☒ yes ☐ no   (if none is present) is there room for landscaping on the property?   ☐ yes   ☐ no

comments: ___Nice bushes out front_____

Outside Storage

☐ yes   ☒ no   (specify) _____
                              (Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes   ☐ no   are dumpsters enclosed: ☐ yes   ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes   ☒ no

Other Comments:

___good option for ~~the~~ antique-type cafe_____

_____

_____

_____

_____

_____

_____

_____